

Jim Doyle
Governor

**WISCONSIN DEPARTMENT OF
REGULATION & LICENSING**

Celia M. Jackson
Secretary



1400 E Washington Ave
PO Box 8935
Madison WI 53708-8935
Email: web@drl.state.wi.us
Voice: 608-266-2112
FAX: 608-267-0644
TTY: 608-267-2416

**REAL ESTATE BOARD
ROOM 121C, 1400 EAST WASHINGTON AVENUE, MADISON, WI
Contact: Tim Wellnitz (608) 261-4486
THURSDAY, FEBRUARY 23, 2006
8:30 A.M. and Immediately Following the Board Meeting, If Necessary**

CLOSED SESSION – Screening Committee – Screen Informal Complaints –Peter Sveum, Maria Watts
and Division of Enforcement Staff

10:00 A.M.

OPEN SESSION – CALL TO ORDER – ROLL CALL

A. Adoption of Agenda
Election of Officers for 2006

Appoint Board's Representative to Screening Panel by Board Chair

B. Approval of Minutes (December 1, 2005)

Administrative Report - Tim Wellnitz, Bureau Director

C. Annual Policy Review with Board

D. 2006 Meeting and Screening Dates

E. Summary Reports on Pending Court Cases, Disciplinary Cases and Administrative Rules and
Press Releases

Presentation of Proposed Stipulations by Division of Enforcement or any Submitted after Printing of the
Agenda

1. Tom K. Nielsen 03 REB 017
2. Michael J. Schwantes d/ba. Creative Real Estate Associates Inc 03 REB 109
3. Thomas J. Utecht 03 REB 205
4. Candice J. Mueller, Beth A. Colaizy, Colaizy LLC 03 REB 285
5. James M. Gordon, G & R Realty Inc 04 REB 017
6. Jeffrey R. Funnell, JCF Property Management LLC 04 REB 211
7. Richard C. Neeb d/b/a Richard C. Neeb Realty 04 REB 221
8. Theresa Bourdon 04 REB 284
9. Julie A. Hand 04 REB 284

Legislation and Administrative Rules

F. AB 783 Chapter 452 Rewrite

Education and Examinations - Barbara Showers

G. Continuing Education Curriculum and Testout Development

H. Commercial Broker Continuing Education

Reciprocal Agreement

I. Proposed Reciprocal Agreement with Pennsylvania

Practice Issues

J. Designated Agency- Broker Owner Limitations

CONVENE TO CLOSED SESSION to deliberate on cases following hearing (s. 19.85(1)(a), Stats.;
consider closing disciplinary investigation with administrative warning (s. 19.85(1)(b), Stats. and
440.205, Stats., to consider individual histories or disciplinary data (s. 19.85 (1)(f), Stats.; and, to
confer with legal counsel (s. 19.85(1)(g), Stats.)

Monitoring Reports or any received after mailing of agenda

K. 01 REB 056 S.G.

Case Closings, Citations, and Case Status Report or any received after mailing of agenda

L. 03 REB 017

M. 03 REB 086
N. 03 REB 094
O. 03 REB 122
P. 03 REB 123
Q. 03 REB 151
R. 03 REB 184
S. 03 REB 210
T. 03 REB 236
U. 03 REB 238
V. 03 REB 242
W. 03 REB 245
X. 03 REB 254
Y. 04 REB 014
Z. 04 REB 017
Aa. 04 REB 094
Bb. 04 REB 232
Cc. 04 REB 273
Dd. 04 REB 288
Ee. 04 REB 297
Ff. 05 REB 103

Deliberation on Proposed Stipulations or any signed after mailing of agenda

Gg. Tom K. Nielsen 03 REB 017
Hh. Michael J. Schwantes d/b/a Creative Real Estate Associates Inc 03 REB 109
Ii. Thomas J. Utecht 03 REB 205
Jj. Candice J. Mueller, Beth A. Colaizy, Colaizy LLC 03 REB 285
Kk. James M. Gordon, G & R Realty Inc 04 REB 017
Ll. Jeffrey R. Funnell, JCF Property Management LLC 04 REB 211
Mm. Richard C. Neeb d/b/a Richard C. Neeb Realty 04 REB 221
Nn. Theresa Bourdon 04 REB 284
Oo. Julie A. Hand 04 REB 284

Deliberation on Proposed Administrative Warnings or any received after printing of agenda

Pp. 03 REB 161 J.G.
Qq. 03 REB 210 S.S.
Rr. 03 REB 286 B.V.U.
Ss. 03 REB 286 M.M.
Tt. 04 REB 094 J.H.
Uu. 04 REB 262 D.H., L.F., J.O., R.E.S.I.
Vv. 04 REB 288 L.E.
Ww. 05 REB 203 H.G.I., R.H.

Xx. Ronald V. Beaton 01 REB 249 - Review and Consideration of Order Affixing Costs
Yy. Ronald V. Beaton 01 REB 249 - Review and Consideration of Objection to Order Affixing Costs
Zz. Ronald V. Beaton 01 REB 249 - Review of Petition for Review

Review of Board Policy and Procedures for Case Screening

Deliberation on Disciplinary Proceedings or Any that May be Received after Mailing of agenda

Petitions for Rehearing or Any that May be Received after the Mailing of Agenda

Requests for Reinstatement of Licenses or Any that May be Received after Mailing of agenda

RECONVENE TO OPEN SESSION

Vote on Items Considered or Deliberated Upon in Closed Session, if Voting is Appropriate

Such Other Items as Authorized by Law

DOE – Signatures for Proposed Stipulations, Orders, and Administrative Warnings

ADJOURNMENT

MEETINGS AND HEARINGS ARE OPEN TO THE PUBLIC UNLESS OTHERWISE NOTED. IF A BOARD
ADJOURNS TO CLOSED SESSION, RECONVENES IN OPEN SESSION TO VOTE ON ITEMS
CONSIDERED IN CLOSED SESSION, AND DURING VOTING DETERMINES THAT ADDITIONAL
DELIBERATIONS ARE NECESSARY FOR VOTING, THE BOARD MAY ADJOURN TO CLOSED SESSION
TO CONTINUE DELIBERATIONS AND THEN RECONVENE INTO OPEN SESSION FOR VOTING.

Meetings and hearings may be cancelled without notice. Times listed for meeting items are approximate and depend on the length of discussion and voting. The board may also consider in closed session, stipulations filed after the printing of this notice. Meetings may be confirmed by a telephone call to the listed contact person. Examinations are open only to authorized candidates. Times listed for the commencement of disciplinary hearings may be changed by the examiner for the convenience of the parties. All meetings are held at 1400 East Washington Avenue, Madison, Wisconsin, unless otherwise noted. For a complete copy of the board's agenda, contact the board listed above. Interpreters for the hearing impaired provided on request. Contact the Affirmative Action Officer, (608) 266-2112.